

Map of Survey

For:

Melissa Dea

16358 Las Cumbres Drive
Whittier Ca. 90603

Located In:
the Northwest 1/4 of Section 15,
Township 35 South, Range 4 West, W.M.,
Jackson County, Oregon

FD. IN MON CASE
STAMPED
JACKSON COUNTY 1976
T35S R4W

FD. IN MON CASE
STAMPED
JACKSON COUNTY 1976
T35S R4W

9 10
16 15

10
15
1/4S

(SEE
NARRATIVE)
FD. 5/8" IRON
W 1/16 0.08'

QUEENS BRANCH ROAD
(N89°22'44"E 2650.68' PER S/N 20371)
(N89°22'58"E 2650.82' PER S/N 21250)
(BASIS OF BEARING)
N89°22'30"E 2650.69'

1325.10'
(N89°24'00"E 1325.00'
PER S/N 7492)
(N89°24'00"E 1325.04'
PER S/N 920)
(1325.65' PER
S/N 403)

1325.59'
(1325.51' PER S/N 21250)
(1325.65' PER S/N 403)

939.13'
(939.16' PER S/N 7492)

S/N 7492
QUEENS BRANCH
SUB-DIVISION (8)

1256.75'
(414.50' PER S/N 7492)
414.60'

25.24'
N89°48'59"E
(25.00' PER S/N 7275)

S/N 6828
& 7275

500°11'01"E 2677.85'
(500°09'39"E PER S/N 7492)
(500°10'25"E PER S/N 7275)

500°14'05"E 2689.47'
(500°20'59"E 2669.47' PER S/N 22562)

(500°07'07"E 2685.40' PER S/N 2841)
500°07'21"E 2686.24'

(7)

EAST 972 ±
830.21'
13.9'

Doc. No. 88-20176

414.44'
(414.50' PER 7492)
336.11'

S89°45'37"W 1321.21'
PER S/N 7492)
S89°40'27"W 1322.71'
PER S/N 20971)
1322.68'

WEST 972 ±

797.00'

1322.68'

RECEIVED
Date 11/4/21 By SS
This survey Consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

FD. 1/2" IRON
PIPE PER NE
CORNER OF
PLEASANT VALLEY
FARM TRACTS

PURPOSE: TO SURVEY AND MONUMENT PROPERTY DESCRIBED IN DOC. NO. 88-20176, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: TO ESTABLISH THE PROPERTY BOUNDARY, I RECOVERED GOVERNMENT CORNERS AND MONUMENTS USED IN SURVEYS NO. 7275 AND 7492. THE WEST LINE OF THE PROPERTY AND THE ADJACENT PROPERTIES IS THE WEST 1/16TH LINE OF SECTION 15. SURVEYORS MCGINTY (SURVEY NO 7492) AND MASON (SURVEY NO. 6828) ACKNOWLEDGE THIS BUT NEITHER ONE REFERS TO THE OTHERS WORK OR APPARENTLY ACCURATELY ESTABLISH THIS LINE. MR. MASON SAYS HE BASES HIS BEARING ON THE NORTH LINE OF SECTION 15, OCCUPIES THE 1/16 CORNER, RUNS 50 FEET EAST ALONG THE SECTION LINE AND THEN RUNS "500°10'23"E, PARALLEL TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4, PER SURVEY NO. 2841. UNFORTUNATELY THAT SURVEY DOESN'T SHOW A BEARING FOR THE SECTION LINE OR A MATHEMATICAL WAY TO ESTABLISH ONE.

ON SURVEY 7492, MR. MCGINTY ALSO REFERS TO THE 1/16TH LINE PER SURVEY NO. 2841 BUT MENTIONS THAT THE MONUMENT SET BY CHARLEY HURST FOR THE CW 1/16 CORNER "WAS MISCALCULATED BY BEING 1.28 FEET WEST, WHICH HE PLANS TO RESET". ON HIS SURVEY HE ESTABLISHES THIS POINT N89°45'37"E 1321.21 FEET FROM THE WEST 1/4 CORNER. SURVEY NO. 2841 SHOWS A SET MONUMENT AT N89°44'12"E 1322.58 FEET FROM THE WEST 1/4 CORNER. IT'S NOT CLEAR IF THIS MONUMENT WAS THE "MISCALCULATED" ONE OR THE "RESET" ONE. CONSEQUENTLY I TIED THE WEST AND CENTER 1/4 CORNERS AND CALCULATED MY OWN CW 1/16TH. FOR THE NORTH LINE, I USED THE FOUND MONUMENT AND RECORD BEARING FROM SURVEY NO 7275. THE SOUTH LINE WAS ESTABLISHED PARALLEL AND AT RECORD DISTANCE FROM THE NORTH LINE WITH THE FOUND PIN AT THE SOUTHEAST CORNER OF LOT 7, COINCIDENTALLY OR NOT, WITHIN 0.03' OF MY CALCULATED SOUTHWEST CORNER. THE EAST LINE IS DESCRIBED AS "ALONG EVANS CREEK".

I AM UNSURE OF THE ORIGIN OF THE W 1/16 CORNER. SURVEY NO. 920 REFERS TO A 1" IRON PIN. SURVEYS NO. 4485 AND 5028 SHOW A 3/4" IRON PIN. SURVEY 2841 SHOWS A SYMBOL IN THE LOCATION BUT DOESN'T EXPLAIN WHAT IT IS. SURVEY NO. 6828 IS THE FIRST TO REFER TO A 5/8" IRON PIN BUT DOESN'T CITE IT'S ORIGIN.

EQUIPMENT: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' OCTOBER 25, 2021
BASIS OF BEARING: SURVEY NUMBER 7275
(NORTH LINE SECTION 15)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN PER S/N 7492.
- ⊗ = FOUND 5/8" IRON PIN PER S/N 7275.
- ⊙ = FOUND MONUMENT AS NOTED
- ⊕ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- WC = WITNESS CORNER
- x — = EXISTING FENCELINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/22